

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – FEBRUARY 15, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, February 15, 2006, at the Township Municipal Building, Rte 715, Brodheadsville, Pa by Dave Johnson.

Present: Jim Connor, Dave Gordon, Dick Rodenbach, Dave Johnson, Matt Connell  
Engineer Chris McDermott, Attorney Tim McManus and Planning Director  
Dave Albright.

Absent: Chris Eckert and Larry Smith

The **Pledge of Allegiance** to the Flag was led by Matt Connell.

**Minutes.** On motion made by Matt Connell, seconded by Jim Connor it was voted to approve the minutes of the January 18, 2006 meeting, as distributed. (5-0) On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to approve the reorganization minutes of the January 18, 2006 meeting, as distributed. (5-0)

**Submittals:**

Chestnut Hill Manor Phase I (Resubdivision/Adjoining Land Merger) Jerry Thomas, R.L.S. In for acceptance. Everything is in order for submittal. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to accept this plan for review. (5-0) (Plan date 12/3/05) (Accepted 2/15/06) **(90-day review ends 5/15/06)**

Chestnut Hill Manor Phase II (Preliminary Plan Everett Subdivision No 1) Jerry Thomas, R.L.S. In for acceptance. Everything is in order for submittal. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date 12/3/05) (Accepted 2/15/06) **(90-day review ends 5/15/06)**

**Plan Review:**

Iannale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan, therefore, on motion made by Dave Gordon, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted 7/21/04) (Tabled 8/17/04-2/15/06) **(Open ended waiver signed 10/1/04)** (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan, therefore, on motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to table this plan. (5-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-2/15/06) **(Open ended waiver 3/16/05)** (SEO: test results under review, no planning module submitted.)

Paradise Estates. (Preliminary Conservation Subdivision) Niclaus Engineering. A revised plan (now Minor Subdivision Plan dated 2/28/05) was brought in tonight and did not have time for the Engineer's review, therefore, on motion made by Dick Rodenbach, seconded by Matt Connell it was voted to table. (5-0) (Plan date 1//05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05-2/15/06) (Rev Plans 3/1/05, 2/13/06) (**Open ended waiver 3/16/05**) (SEO: testing under review)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. The Engineer's comment was reviewed briefly. It was noted the possibility of changing the species of trees along Rte 209 due to their height. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to table. (5-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05-2/15/06) (**Open ended waiver received 7/28/05**) (SEO: Flows have not been approved by DEP, planning module required) (Revision 11/23/05, 2/6/06)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. It was asked to table tonight. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to table. (5-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05-2/15/06) (Rev. 6/6/05, 11/23/05) (**Open ended waiver 8/19/05**) (SEO: testing complete, planning module required-exemption?)

Whispering Woods Extension – LTS Project I (Preliminary Major Subdivision Plan) Langan Engineering. It was asked to table this plan tonight. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 7/5/05) (Received 7/7/05) (**Open ended waiver 11/22/05**) (Tabled 8/17/05-2/15/06) (SEO: Request for sewage planning module exemption has been submitted)

Emerson Chase/Joshmor, Inc. (Final Major Subdivision Plan) Boucher & James, Inc. Chris Borger of LTS and Doug Holmstead were present. Engineer McDermott's letter of 2/13/06 was reviewed. Two outstanding items are still the water & sewer designs and maintenance agreements. A brief discussion ensued and on motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Waiver received until 3/7/06, additional waiver received until 4/18/06**) (Revisions 1/3/06, 1/31/06) (SEO: Planning module approved by Supervisors, and submitted to DEP)

Whispering Woods Extension-LTS Project II (Final Minor Subdivision Plan) Langan Engineering. Chris Borger of LTS and Doug Holmstead were present. Engineer McDermott's comment letter of 2/9/06 was reviewed. A brief discussion ensued. On motion made by Jim Connor, seconded by Matt Connell it was voted to table this plan. (5-0) (Plan date 10/4/05) (Received 10/4/05)(Accepted 10/19/05) (**Waiver until 2/21/06, additional waiver until 4/18/06**)(Revision 11/21/05, 12/28/05, 1/31/06) (SEO: Request for sewage planning module exemption has been submitted)

Kane, Charles (Preliminary & Final Plan) RKR Hess, Inc. They are still waiting for the E&S Permit. Several items still need to be addressed. Engineer McDermott's comment letter of 2/14/06 was reviewed. Several outstanding issues still exist including request for waiver modifications. The waiver modifications are as follows:

- a. To permit less than two-foot freeboard over the 100 year storm elevation (SMO 303.1 and SALDO 1008.F.A.1)
- b. To permit less than a 10-foot wide detention basin berm (SALDO 1008.F.4) On motion made by Jim Connor, seconded by Matt Connell it was voted to accept and recommend the waiver requests as noted in Engineer McDermott's comment letter of 2/14/06. (5-0)

Other outstanding issues include Sidewalks (SALDO 1014) and Plantings (ZO 803 & 804). On motion made by Jim Connor, seconded by Dave Gordon it was voted to recommend conditionally approving this plan subject to Engineer McDermott's comment letter being addressed including sidewalks and plantings. (5-0) (Plan date 10/04/05) (Received 10/04/05) (Accepted 10/19/05) (**Open ended waiver received 12/21/05**) (SEO: test results submitted) (Revision 1/3/06, 2/2/06) (Tabled 11/22/05-1/18/06)

Mountain Crest Plaza/Superior Custom Homes (Land Development Plan) East Penn Engineering. They are still waiting for the E&S Permit and a Penn Dot HOP. Engineer McDermott's comment letter of February 15, 2006 was reviewed. A brief discussion ensued, and waiver modifications were requested on the following:

- a. Request curbing be allowed at 18". (SALDO 1020) requires 24".
- b. Request change in submission from Preliminary to Preliminary/Final Land Development Plan. (SALDO 502.A.2.c)

On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to accept and recommend the waiver requests as noted in Engineer McDermott's comment letter of 2/15/06.

A modification may be requested to make a monetary contribution in lieu of performing a traffic study. On motion made by Jim Connor, seconded by Dave Gordon it was voted to recommend conditionally approving this plan subject to Engineer McDermott's comment letter of 2/15/06. (5-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Open ended waiver received 12/21/05**) (SEO: Planning module under review) (Revision 12/29/05, 1/31/06) (Tabled 11/22/05- 1/18/06)

Chestnut Hill Manor Senior Housing (Preliminary Land Development Plan) DW LaSota Engineering. David LaSota was present on behalf of this plan. Engineer McDermott's comment letter of 2/15/06 was reviewed. A brief discussion ensued, and waiver modifications were requested from the site location map for the following:

- a. Plans drawn a 1"=30', instead of 1"=50'.
- b. Required profiles drawn at scale to match plans (1"=30' horizontal, 1"=5' vertical) rather than the required 1"=50' horizontal and 1"=5' vertical.
- c. Location Map at 1"=2000' and Vicinity Map at 1"=500', rather than 1"=200'.
- d. Contours based on a USGS datum with an established benchmark.

On motion made by Jim Connor, seconded by Matt Connell it was voted to accept and recommend the waiver requests above excluding #5 (maximum grade of 10 percent for any driveway). Also section numbers must be placed on each of the waivers. (5-0)  
A request was made to change Preliminary Plan to Preliminary/Final Land Development Plan. On motion made by Jim Connor, seconded by Dave Gordon it was voted to approve the plan reference change. (5-0) on motion made by Jim Connor, seconded by Matt Connell it was voted to table this plan. (5-0) (Plan date 10/31/05) (Received 11/1/05) (Accepted 11/16/05) **(Waiver until 3/22/06)** (SEO: flow data approved by DEP; planning module incomplete) (Revision 1/13/06) (Table 2/15/06)

Stuber, Arthur. Robert Beers, P.L.S. (Lot line adjustment) No one was present on behalf of this plan, therefore, on motion made by Dick Rodenbach, seconded by Matt Connell it was voted to table this plan. (5-0) (Plan date 11/21/05) (Received 12/6/05) (Accepted 12/21/05) **(90-day review ends 3/21/06)** (SEO: no testing required) (Table 2/15/06)

Bush, Zachary (Minor Subdivision) Keystone Consulting Engineers. No one was present on behalf of this plan, therefore, on motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 12/27/05) (Received 12/27/05) **(90-day review ends 4/18/06)** (SEO: testing complete, planning module required) (Table 2/15/06)

**Sketch Plan.** None.

**Business from the Planning Commission:** We will be meeting with MCCD regarding Storm water Management on Wednesday, March 15<sup>th</sup> at 5:30 p.m.

Official Map Ordinance. Dave will give out the proposed official map ordinance amendments for the Commission to review and offer comments at the next Planning Commission meeting.

**Planning Module Approval.** None.

**Plans to be signed:** None.

**Other Business.**

Penny Creek Estates. This is a flood plain issue before the Zoning Hearing Board as a special exception, the material was given out on the January 18<sup>th</sup> meeting of the Planning Commission and the Commission asked for further information to make a recommendation. On motion made by Matt Connell, seconded by Dave Gordon it was voted to recommend an unfavorable decision due to lack of additional information not being received. (5-0)

The Shops at Chestnuthill. This is a request to add fill within a flood plain and will be before the Zoning Hearing Board as a special exception. They will need storm-water and E&S approval prior to placing fill. A lengthy discussion ensued. On motion made by Dave Gordon, seconded by Matt Connell it was voted to recommend approval of the Special Exception request subject to the following items being addressed: (5-0)

1. Including but not limited to Engineer McDermott's comment letter of 2/15/06 being addressed.
2. Show the stream being protected from dewatering.
3. A FEMA map revision and approval
4. No changing course of the stream
5. No negative impact on property owners downstream and/or adjacent properties

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dick Rodenbach, seconded by Jim Connor it was voted to adjourn at 10:40 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary